File Box 9-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Hutton Eadie	Farmington Financial Group	118-09
(NAME)	(NAME)	(MAP)
1010 Draughon Avenue	1912 21st Avenue S.	76
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Guochun Jiang and spouse Yuyang Tang, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Edward Hutton Eadie and wife, Thressa Garen Eadie, and George M. Hover and wife, Rebecca A. Hover, as joint tenants with the right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Leonte Subdivision, nor of record, described according to a survey thereof made by W. B. Southgate, Surveyor in December, 1936 and March, 1938 as follows:

Beginning at a point in the northerly margin of Draughon Avenue, 120 feet west of Leland Avenue, formerly 10th Avenue South, at the common corner of Lot Nos. 42 and 43; thence with the line between said lots, northerly 181 feet 6 inches to the common corner of said lots and Lot Nos. 40 and 41; thence with the line between Lot Nos. 40 and 43, westerly 100 feet to the common corner of Lot Nos. 39, 40, 43 and 44; thence with the line between Lot Nos. 43 and 44, southerly 183 feet 6 inches to the northerly margin of Draughon Avenue; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to Guochun Jiang and wife, Yuyang Tang, by deed dated March 31, 2009, from Alice Wells Hunt, unmarried, of record in Instrument No. 20090403-0030308, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1010 Draughon Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110042099 DEEDWARR
Recvd: 07/13/11 10:30 2 pgs
Fees:13.00 Taxes:1184.00

20110713-0053493

Witness my/our hand(s) this 7th day of July, 2011.

Guochun Jiang

Yuyang Tang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Guochun Jiang; Yuyang Tang with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of July, 2011.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY